

HARPER SUBDIVISION
A LOT-AVERAGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,

MARCH 2025

MARCH 2025

EAST QUARTER COR. SEC. 12,
T6N, R3W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MON. 1963)

700 NORTH STREET

LOT 1
CONT. 40,000 SQ.FT.
698 NORTH/6671 WEST

LOT 2
CONT. 433,140 SQ.FT.
6600 WEST

Rafter P LLC
100340010

Rafter P LLC
100340018

Area Table

ZONE	LOT	AREA SQ.FT.	WIDTH
A-3	1	40,000	120'
A-3	2	433,140	487.96
TOTAL		473,140	607.96
AVERAGE 473,140 SQ.FT. / 2 LOTS = 236,570 SQ.FT. OR 5.43 AC / LOT			
AVERAGE WIDTH = 303.98' PER LOT			

WASTEWATER
EXPLORATION
0-14" LOAM, BL
14-42" FINE SAND
GROUNDWATER
EXPLORATION
0-16" SILT LOAM
16-50" SILT LOAM
GROUNDWATER
EXPLORATION
0-16" SANDY LOAM
16-49" SANDY LOAM
GROUNDWATER
AGRICULTURAL
AGRICULTURE
OPERATIONS ARE
PERMITTED AT
ALLOWED AGR
INTERFERES WITH
DUE TO THE
ACCEPT RESPONSIBILITY
TO THIS PROPERTY
THE EXISTING
THEIR SUCCESS
AT THE LOT OWNED
FOR EACH ZONE

JUSTIN MARRIOTT
100340012

SOUTHWEST COR. SEC. 12,
T6N, R3W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MON. 1981)

RECEIVED
MARCH 12 2025
BY: 52091

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2025.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL
GUARANTEE AND OTHER DOCUMENTS
ASSOCIATED WITH THIS SUBDIVISION
PLAT AND IN MY OPINION THEY CONFOR-
WITH THE COUNTY ORDINANCE
APPLICABLE THERETO AND NOW IN
FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED
PUBLIC IMPROVEMENT STANDARDS AND
DRAWINGS FOR THIS SUBDIVISION
CONFORM WITH COUNTY STANDARDS
AND THE AMOUNT OF THE FINANCIAL
GUARANTEE IS SUFFICIENT FOR THE
INSTALLATION OF THESE IMPROVEMENTS.

JUSTIN MARRIOTT
100340012

WEBER - MORGAN HEALTH
DEPARTMENT

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SHANE COTA. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°03'28" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBERS 1255564, QUIT CLAIM DEED RECORDED AS ENTRY # 1620633 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE BOUNDARY LOCATION. RECORD OF SURVEY 3109 WAS ALSO USED TO DETERMINE BOUNDARY LOCATION.

VICINITY MAP



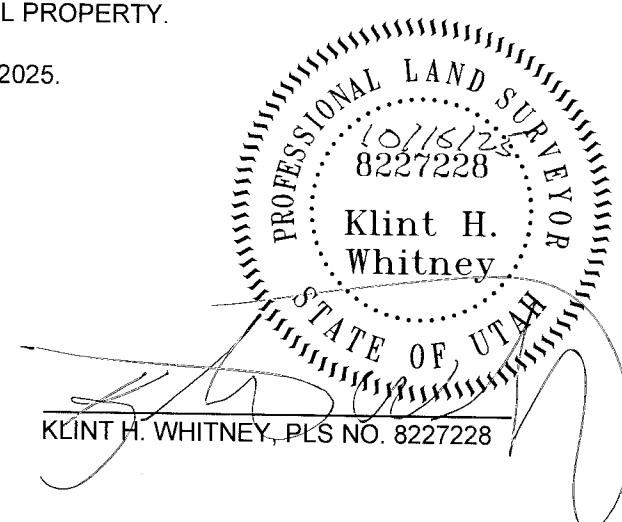
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT BEING LOCATED SOUTH 89°03'28" EAST 33.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°34'06" WEST 33.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12 AND RUNNING THENCE SOUTH 89°03'28" EAST 828.30 FEET; THENCE SOUTH 00°33'55" WEST 1104.83 FEET; THENCE NORTH 89°03'28" WEST 247.30 FEET; THENCE NORTH 00°33'46" EAST 748.39 FEET; THENCE NORTH 89°25'43" WEST 580.97 FEET; THENCE NORTH 00°34'06" EAST 360.20 FEET TO THE POINT OF BEGINNING. CONTAINING 481,410 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARPER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 16 DAY OF OCTOBER, 2025.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARPER SUBDIVISION A LOT-AVERAGE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH

SIGNED THIS DAY OF 20

BY KENDALL JAY HARRIS

BY CINDY LAEL ENE HARR

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 §
COUNTY OF WEBER)

SEAN MCGEEHAN, *THE IRISH TIMES*, 2004

NOTARY PUBLIC

DEVELOPER: SHANE COTA 2530 N 4175 W PLAIN CITY, UTAH 801-675-9166	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____. IN BOOK _____. OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____ COUNTY RECORDER BY: _____
---	---------	---